Karen Johnson Davidson County
Batch# 1040825 DEEDWARR
08/21/2023 02:09:30 PM 3 pgs
Fees: $18.00 Taxes: $4,070.00
20230821-0065087

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,100,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF AUGUST, 2023.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

G-BC-23-3510

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
James Gurman and Jessica Gurman	STUDIO BANK	
(NAME)	(NAME)	118-09-0-187-00
3510 Lealand Lane	c/o W. 1550 MCEWEN DR STE 40	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204-3224	FRANKLIN, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES N. DEPPEN AND CATHY A. DEPPEN, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAMES GURMAN AND JESSICA GURMAN, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being part of Lot No. 23 on the plan of Noelton, not of record, described according to a survey made by W.B. Southgate, Surveyor, April 6, 1936, as follows:

Beginning on the easterly margin of Lealand Avenue (formerly 10th Avenue South) at a point 200 feet south of the southerly margin of Woodmont Boulevard or Avenue; thence with the easterly margin of Lealand Avenue, South 11 deg. West 100 feet to an iron pin; thence, South 84 deg. East 217.8 feet to an iron pin; thence, North 9 deg. East 100 feet to an iron pin; thence, North 84 deg. West 214.2 feet to the beginning.

Being the same property conveyed to James N. Deppen and Cathy A. Deppen, husband and wife by Quitclaim deed from James N. Deppen of record in Instrument No. 20210104-0000822 Register's Office for Davidson County, Tennessee, dated December 28, 2020 and recorded on January 4, 2020.
Being the same property conveyed to James N. Deppen by Quitclaim deed from Cathy A. Deppen of record in Instrument No. 20090226-0016986 Register's Office for Davidson County, Tennessee, dated February 25, 2009 and recorded on February 26, 2009.
Being the same property conveyed to James N. Deppen and wife, Cathy A. Deppen by Warranty deed from Mark J. Milden and wife, Jan Milden of record in Book 10935, page 857, Register's Office for Davidson County, Tennessee, dated May 15, 1998 and recorded on May 18, 1998.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years, a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3510 Lealand Lane, Nashville, Tennessee 37204-3224**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 16th DAY OF AUGUST, 2023.

8/16/2023
James N. Deppen

8/16/23
Cathy A. Deppen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES N. DEPPEN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of August, 2023.

Notary Public
My Commission Expires: 03/09/2027
(SEAL)

BRIAN D. MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CATHY A. DEPPEN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of August, 2023.

Notary Public
My Commission Expires: 03/09/2027
(SEAL)

BRIAN D. MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Steven T. Mollis do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on August 21, 2023 (date of document).

Affiant Signature

August 21, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 21st day of August, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023